

13. GRADUATED FAR IN MISSING MIDDLES ZONES

Improve feasibility and incentivize participation in the affordable housing density bonus program by increasing allowable floor-to-area ratio of structures as the number of units increases. Amend Maximum Building FAR in Table 23-3C-3140(A) and Table 23-3C-4070(A) to read as follows:

23-3C-3140(A)

(1) Allowed use	Dwelling Units per Lot		FAR Maximum	
	Base Standard	Bonus ¹	Base Standard	Bonus ¹
Duplex, Cottage Court,	2	+0	0.5 FAR	+0 FAR
Multi-Family	3	+4	0.6 FAR	+1.0 FAR
	4	+4	0.7 FAR	+1.0 FAR
Townhouse	1	+0	0.6 FAR	+0 FAR
Other allowed uses	-	+0	0.4 FAR	+0 FAR

23-3C-4070(A)

(1) Allowed use	Dwelling Units per Lot		FAR Maximum	
	Base Standard	Bonus ¹	Base Standard	Bonus ¹
Duplex, Cottage Court,	2	+0	0.5 FAR	+0 FAR
Multi-Family	3	+0	0.6 FAR	+0 FAR
	4	+0	0.7 FAR	+0 FAR
	5	+4	0.8 FAR	+1.0 FAR
	6	+4	0.9 FAR	+1.0 FAR
Live/Work	1	+0	0.8 FAR	+0 FAR
Townhouse	1	+0	0.8 FAR	+0 FAR
Other allowed uses	-	+0	0.8 FAR	+0 FAR

14. AMENDED PLATS

To the extent feasible, allow administratively amended plats to replat up to 6 new lots in accordance with the Texas Local Government Code by acknowledging R4 and RM1-zones as "residential improvement areas" under state law.

15. PRE-EXISTING CONDITIONS

- A. Existing buildings that have at any time received a certificate of occupancy shall not require upgrade to the current Building Code and when renovated may meet the standards of the code under which they were originally permitted if the director determines that to do so would not endanger the public health and safety.
- B. The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this Code.